

**IN THE UNITED STATES DISTRICT COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

<b>LEO W. LAWTON, JR. et al</b>	:	
	:	
<b>v.</b>	:	<b>CIVIL ACTION NO. 22-3294</b>
	:	
<b>WELLS FARGO BANK, N.A. et al.</b>	:	

**ORDER**

This 16<sup>th</sup> day of March, 2023, for the reasons stated in the accompanying Memorandum, it is hereby **ORDERED** that Defendants' Motions to Dismiss, ECF 7, 9, and 13, are **GRANTED**. Counts one through four of Plaintiffs' Complaint are **DISMISSED** with prejudice. Counts five and six are **DISMISSED** without prejudice. Plaintiffs are granted leave to file an amended complaint within 21 days.

It is further **ORDERED** that Plaintiffs' claims against Justin F. Kobeski, the non-moving Defendant, are **DISMISSED** without prejudice for failure to effectuate service.

/s/ Gerald Austin McHugh  
United States District Judge